



Executive Summary – Planning Commission

Issue Title: Boundary Line Adjustment Draft Code

Meeting Date: February 3, 2026

Time Required: 1 hour

Department: Department of Community Development (DCD)

Staff: Keri Sallee, Planner; Jim Rogers, Planning Supervisor; Scott Diener, Planning Manager

Action Requested at This Meeting: Hold a public hearing on the draft BLA code and accept public testimony.

Summary of Issue

The Department of Community Development has prepared a new code section in KCC Title 16 Land Division and Development to address boundary line adjustments (BLAs) between properties. Corresponding revisions to existing code in KCC Titles 16, 17, and 21 have also been made for consistency.

Currently, the County has no code or process specifically regulating BLAs, unlike all other Washington counties. This lack of oversight has resulted in creation of nonconforming lots, attempts to use BLAs to avoid subdivision requirements, lack of proper access to adjusted parcels, and adjustments made across public rights-of-way or jurisdictional boundaries. These outcomes have created problems for land purchases and subsequent development. In short, these issues create inconsistent outcomes, conflict with existing regulations and plans, and cause difficulty and additional expenses for current and future property owners, including clouding of titles.

A dedicated BLA code will ensure a consistent and equitable process for parcel adjustments, require adjusted properties to remain compliant with zoning and access requirements, and will align with state law. It will give property owners a predictable, fair, and authorized way to adjust property lines, while protecting the public interest.

Public comments were solicited and received in October 2025, and were provided for Planning Commission review at a briefing on November 18, 2025. A second comment period was provided from December 2-15, 2025, to obtain additional public input. All comments received during both comment periods are included with the staff report this packet. On January 6, 2026, the Planning Commission held a work-study meeting on the draft code.

On February 3, 2026, the Planning Commission is requested to hold a public hearing and take public testimony on the draft BLA code. The public hearing will be followed by deliberations and findings of fact, on separate meeting dates.

Exhibits:

- 1. PC Work-Study Staff Report (January 6, 2026)
- 2. PowerPoint Presentation
- 3. Examples of Problematic BLAs